054.A	0001	0003.2	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	432,800 /	432,800
USE VALUE:	432,800 /	432,800
ASSESSED:	432,800 /	432,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		PRENTISS RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	SUNSHINE NURSERY SCHOOL INC.
Owner 2:	
Owner 3:	
Street 1:	19 PRENTISS RD UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALOSIA REALTY TRUST 1349 -
Owner 2:	LEONE DAVID A ETAL TRS -
Street 1:	19 PRENTISS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Priv.-Other with a School Building built about 1950, having primarily Stucco Exterior and 4249 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 5 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
943	0.000	432,800			432,800
Total Card	0.000	432,800			432,800
Total Parcel	0.000	432,800			432,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 101.86 | /Parcel: 101.8

Legal Description

User Acct: 316883

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 054.A-0001-0003.2

!16099!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	943	FV	432,800	0	.		432,800	432,800	Year End Roll	12/18/2019
2019	943	FV	432,400	0	.		432,400	432,400	Year End Roll	1/3/2019
2018	943	FV	432,400	0	.		432,400	432,400	Year End Roll	12/20/2017
2017	943	FV	432,400	0	.		432,400	432,400	Year End Roll	1/3/2017
2016	352	FV	432,400	0	.		432,400	432,400	Year End	1/4/2016

PRINT

Date	Time
12/11/20	05:44:40

LAST REV

Date	Time
04/13/16	09:40:20

mmcmakin

PAT ACCT. 16099

USER DEFINED

Prior Id # 1:	36115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALOSIA REALTY T	63739-464		6/11/2014		450,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2015	SQ Returned	MM	Mary M
1/13/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
943	Priv.-Other		0		Sq. Ft.	Site		0	0.	0.00	7329																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	943	Priv.-Other	Prime NB Desc:	CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	58 - School
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	G - Ground Floor
% Own:	45.350000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	3.2	%
Functional:			%
Economic:	C - Com Locatio	45.	%
Special:			%
Override:			%
	Total:	46.76	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03534949
Const Adj.:	1.00073481
Adj $ / SQ:	186.500
Other Features:	20524
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	812962
Depreciation:	380141
Depreciated Total:	432821

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	0	Baths:		HB	3				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	0	
Totals			
1	5	0	

SKETCH

UnSketched SubAreas:
GLA: 4249,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.50
Special Features:	0	Val/Su Net:	101.86
Final Total:	432800	Val/Su SzAd	101.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	4,249	186.500	792,438

Net Sketched Area:	4,249			Total:	792,438
Size Ad	4249	Gross Are	4249	FinArea	4249

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 054.A-0001-0003.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	